

FAIRFIELD BOARD OF ZONING APPEALS  
FAIRFIELD MUNICIPAL BUILDING  
5350 PLEASANT AVENUE  
FAIRFIELD, OH 45014

**AGENDA**  
April 3, 2019  
6:00 p.m.

Roll Call

Pledge of Allegiance

Welcome New Board Member, Chad Whitmore

Approval of Previous Minutes:

- January 2, 2019 Meeting Minutes

New Business

**Case No. BZA-19-1 – Covered Patio in Side Yard Setback – 5595 Chateau Way**

A variance request submitted by John Cusick, for the property located at 5595 Chateau Way, Lot No. 7367, in the R-1 zoning district.

*Section 1149.05(a) of the zoning code states, the minimum side yard setback requirement is 10% of the lot width, but not more than 15 feet.*

The owner would like to cover his backyard patio to protect the patio and home from the heat of the direct sunlight. Because he is located on a corner lot, his patio is actually in his side yard. The proposed patio cover will be two and a half feet into his required 7.5 foot side yard setback.

**Case No. BZA-19-2 — Structure in Side Yard Setback/Exceeds Max Height Allowed- 5917 Crestview Ave**

A request submitted by Kellie Linville, for the property located at 5917 Crestview Ave, Lot No. 3103, in the R-0 zoning district.

*Section 1143.06(d) states, “an accessory building or structure, if not located in the rear yard, shall be erected as an integral part of or connected by a breezeway or similar structure with, the principal building to which it is accessory, and shall be so placed as to meet all yard and court requirements for a principal building of the same height and other dimensions as such accessory building or structure.”*

Homeowners would like to build a garage and living space addition. It will be connected to the house by a breezeway. This accessory addition will be two stories, and will be in the 13-foot side yard setback by approximately four feet.

**Case No. BZA-19-3 – Accessory Structure over 500 ft/Over 35% Allowed for Rear Yard – 2540 Skylark Dr**

Two variance requests submitted by Robert Richey, for the property located at 2540 Skylark Dr, Lot No. 3409, in the R-0 zoning district.

*Section 1143.06 (a) of the zoning code states “...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.”*

*Section 1143.06 (a) of the zoning code states “...Except as provided in Section 1180.03, no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard.”*

Homeowners do not have a garage or basement. They would like a large garage for vehicles and storage. They are requesting to build a 960 sf garage which is over the maximum allowable of 500 sf by 460 sf. The requested garage will also exceed the allowable accessory structures for the rear yard by 172.5 sf.

**Case No. BZA-19-4 - Accessory Structure over 500 ft/Construction Materials/Over 35% Allowed for Rear Yard – 771 Symmes Rd**

Three variance requests submitted by Anthony Pippin, for the property located at 771 Symmes Rd, Lot No. 1771, in the R-1 zoning district.

*Section 1143.06 (a) of the zoning code states, “The exterior wall surface of an accessory building or structure, if greater than 100 square feet, shall not be made of metal, resin, plastic or non-finished composite material and accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.”*

*Section 1143.06 (a) of the zoning code also states, “Except as provided in Section 1180.03, no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard.”*

The owner has a produce business, "Pippins Produce." He would like to have a 30' x 72' greenhouse structure on his property. It would be over the allowable maximum size of 500 sf for accessory structures by 1660 sf, and it would be made of materials not compliant with the ordinance. The existing detached garage, carport, and shed total 1300 sf which is over the 35% of the rear yard of 882 sf allowed by 418 sf. The proposed structure would add another 2160 sf over the allowable square footage for rear yard structures. The property size is 84 feet wide by 400 feet length; approximately 3/4 of an acre.

cc: Mark Wendling, City Manager  
Alisha Wilson, Clerk of Council (9)  
Greg Kathman, Development Services Director  
BZA Members (7)  
BZA File